



Accelerating success.

Value-add Industrial Offering

For Sale or Lease

Two Rivers Industrial Center 606 Parkway Blvd Two Rivers, WI

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

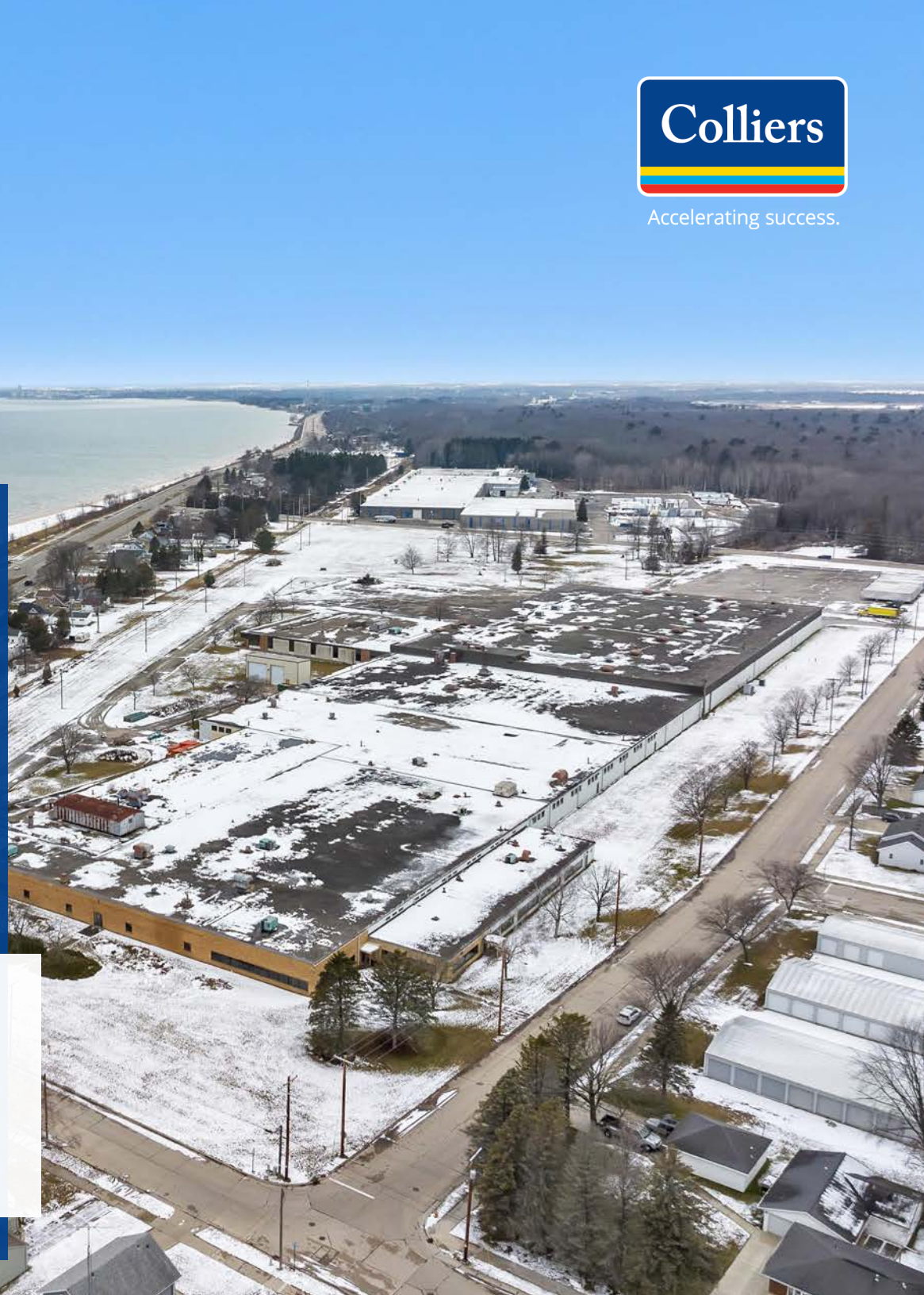




Table of Contents

03 Investment
Summary

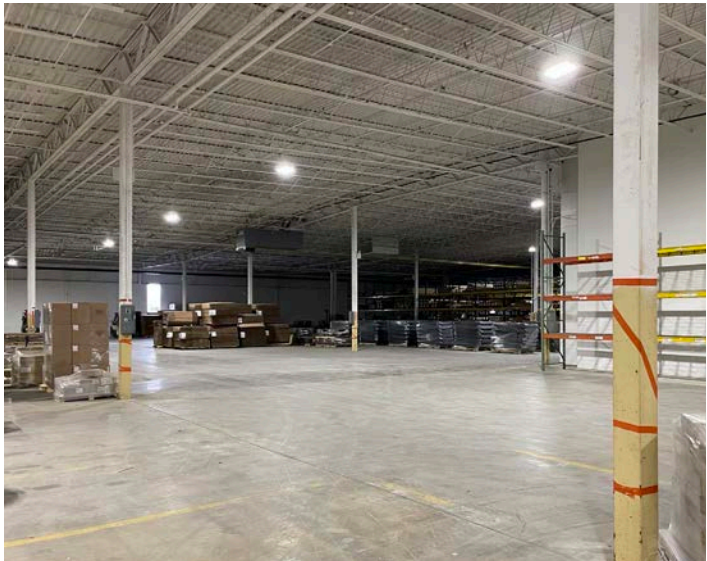
04 Property
Information

10 Financial
Summary



Investment Highlights

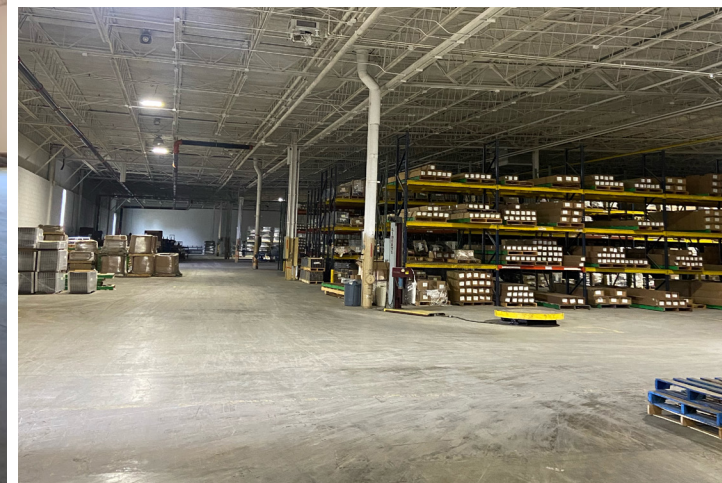
Colliers is pleased to present the Two Rivers Industrial Center for Sale & Lease at 606 Parkway Blvd located in Two Rivers, WI. This 318,783 SF facility is a multi-tenant manufacturing & distribution center situated on 27 acres with ample outdoor storage and parking areas. The building is currently 40% occupied by AIM Manitowoc through June 30, 2027. There is an estimated \$2,500,000 in renovations required to bring Sections B, C & D to leasable condition, which would add 192,783 SF of leasable area to the building footprint.



Two River Industrial Center’s strategic positioning offers the following advantages to its occupants:

- 192,783 SF available for lease
- 13’ 7” – 22’ clear height (varies throughout)
- 5 docks, 3 drive-in doors and 4 truck wells
- Located in an Opportunity Zone

Property Photos



Property Aerial



Area Map



Property Features

Total Building Area:

318,783 SF
85% Warehouse
15% Office

Functional Space:

126,000 SF
currently leased to small 3PL operator

Acreage:

27 acres

Year Built:

1957 and 1977
Renovations in 1963, 1973, 1978, &
2023-2024

Clear Height:

13'7" – 22'
(varies throughout)

Column Spacing:

45' W x 40' L

Loading:

5 docks
3 drive-ins
4 truck wells

Sprinklers:

Yes, wet system throughout

Power:

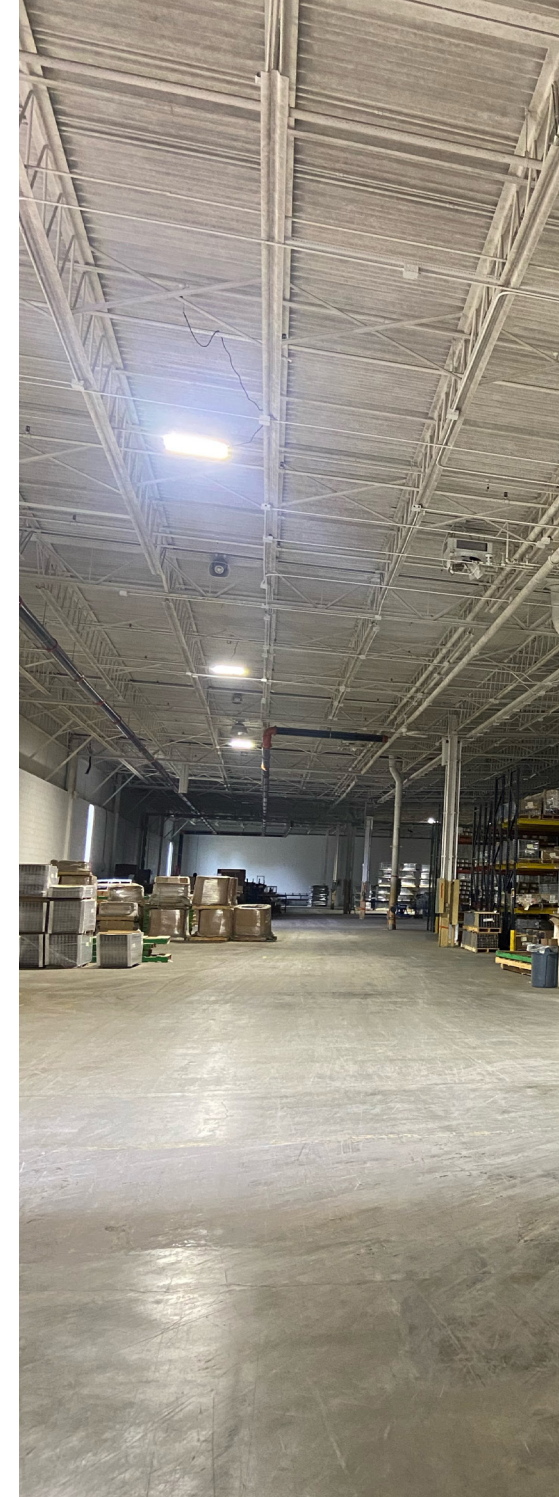
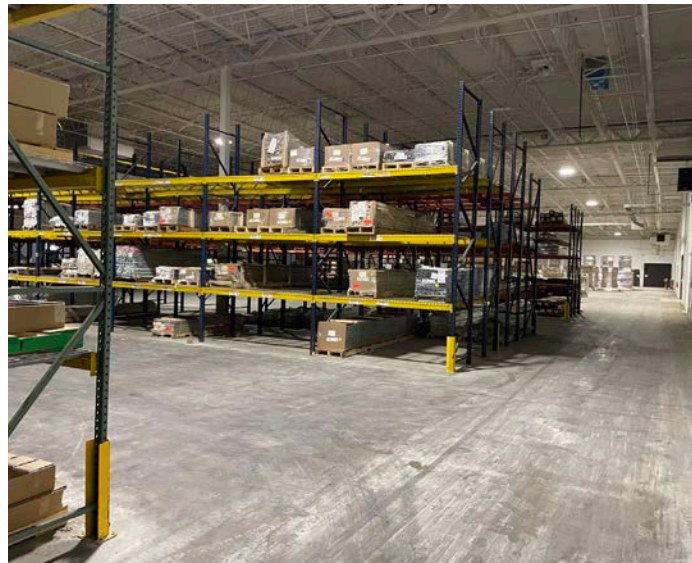
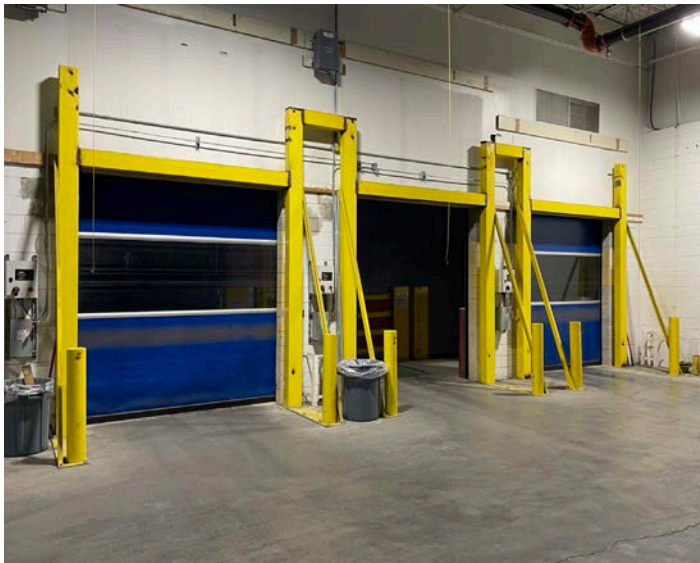
Heavy

Utilities:

City sewer/water

Occupancy:

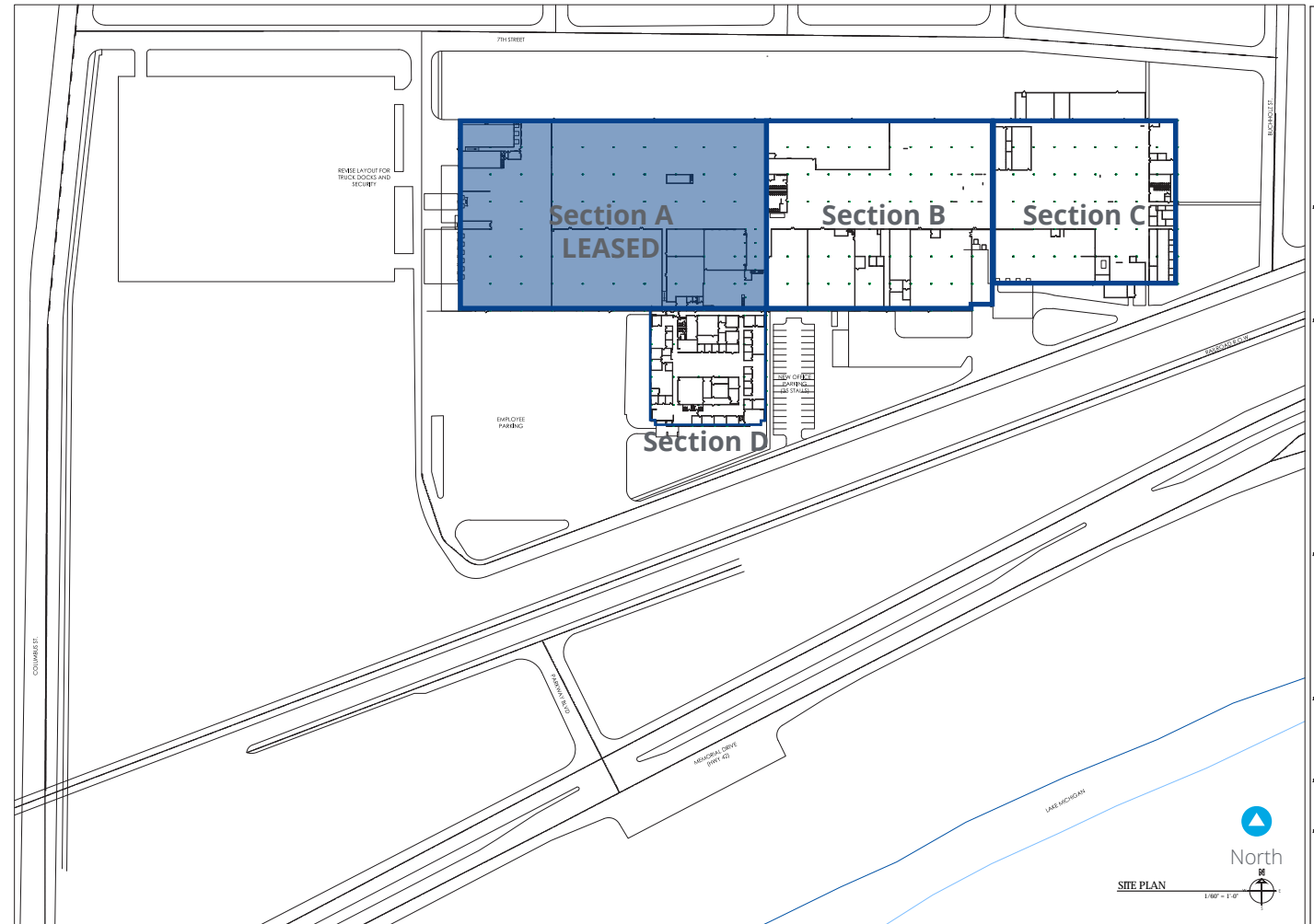
40%



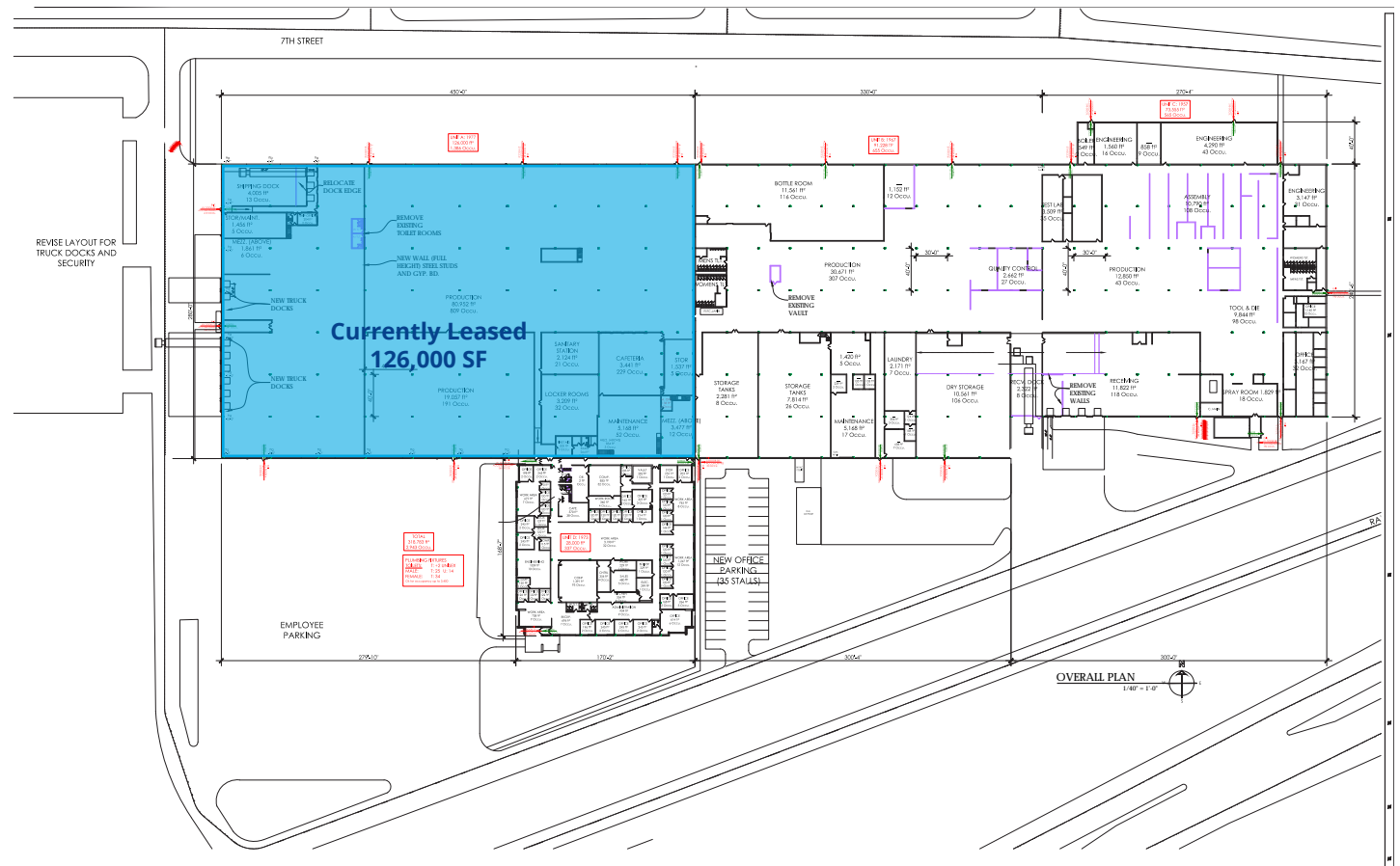
Site Plan

Details:

- Section A: 126,000 SF of functional space currently leased to a small 3PL operator
- Section B: 91,228 SF with 13'9" – 14'6" clear
- Section C: 73,555 SF with 12' – 13' clear
- Section D: 28,000 SF office space with 10' or 12' clear height after demo of dropped ceiling



Floor Plan



Pricing & Financial Summary

Property	Two Rivers Industrial Center
Address	606 Parkway Blvd, Two Rivers, WI
Property Size	318,783 SF
Offering Price	\$5,000,000
Price Per Square Foot	\$15.68
Building Size	318,783 SF
Construction Year	1957
Lot Size	27 acres
Parking Ratio	1.3/1,000



We have estimated \$2,500,000 of renovations required to bring Sections B, C and D to leasable condition, which would add 192,783 SF of leasable area to the building footprint.

Current "As-Is" Pricing

\$5,000,000 (\$15.68/SF)

Lease Rate

\$3.50/SF NNN

Investment Highlights

In-Place NOI:	\$380,609
Cap Rate:	7.6%
Lease Rate:	\$3.64/SF NNN (As of July 1, 2024)
Lease Term:	5 years as of July 1, 2022 (current term through June 30, 2027)
SF Occupied:	126,000 SF

Base Rent

From	To	Months	% Increase	Monthly	Annual	PSF
7/1/2022	12/31/2022	6	--%	\$30,000.00	\$180,000.00	\$2.86
1/1/2023	6/30/2023	6	1.225%	\$36,750.00	\$220,500.00	\$3.50
7/1/2023	6/30/2024	12	2.00%	\$37,485.00	\$449,820.00	\$3.57
7/1/2024	6/30/2025	12	2.00%	\$38,234.70	\$458,816.40	\$3.64
7/1/2025	6/30/2026	12	2.00%	\$38,999.39	\$467,992.73	\$3.71
7/1/2026	6/30/2027	12	2.00%	\$39,779.38	\$477,352.53	\$3.78

For Sale or Lease

Two Rivers Industrial Center

606 Parkway Blvd
Two Rivers, WI



Accelerating success.

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.